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SUMMARY BIOLOGY REPORT

Biological Resources, Project Impacts, and Mitigation
The Sajady Subdivision Project
TPM 21069, ER 07-19-005
Jamul

Final - December 2009
~~February 2008~~

Lead Agency - County of San Diego

Summary

The Sajady Subdivision project consists of the subdivision of a 7.99-acre property (APN 519-094-16) into 3 legal residential lots, to be developed in the future with single family homes. Approval and implementation of the Sajady Subdivision project would likely result in the entirety of the site being impacted by grading for pad and road construction and future build out, including homes, landscaping, and related site improvements. Habitats presently found onsite include Diegan Coastal Sage Scrub and Urban/Developed Habitat. Impacts to Coastal Sage Scrub must be mitigated for at 1.5-to-1 ratio, offsite in a County-approved location. In addition, an avian nesting survey and/or seasonal restrictions on site development are recommended to provide project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The Sajady Subdivision project proposes the subdivision of the APN 519-094-16 property into 3 residential lots with grading for the construction of a private road, driveways, and pads. Future build out of the site would include the construction of a single family home on each lot, with associated fire clearing, installation of septic fields, property landscaping, etc. Primary access to the site would be off of Jamul Vistas Drive (aka Babel Drive). The project does not include any offsite road improvements or fire clearing.

The Sajady Subdivision project site is located at 3551 Jamul Vistas Drive (aka Babel Drive) in the Jamul area of unincorporated San Diego County (Figure 1). The property is in the Metro-Lakeside-Jamul segment of the County of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan area, under which it is designated as "State and Federal Pre-approved Mitigation Area (PAMA)." Because the site is within PAMA, it also qualifies as a Biological Resource Core Area (BRCA) pursuant to the County of San Diego's Biological Mitigation Ordinance (BMO)., Section 86.506 (a)(1)(a)(i). Diegan Coastal Sage Scrub and Urban/Developed Habitat are the only two habitat-types found onsite and in the immediate vicinity of the property.

Shannon Allen, Biological Consultant, completed a biological field study of the Sajady Subdivision project site on June 23, 2006, between the hours of approximately 11:00 and 12:30. Weather conditions during the field survey were characterized by clear skies, temperatures in the high 70°s, and a light breeze. The purpose of this survey was to identify the site's flora and fauna (Table 1), the onsite habitat-types (Figure 2), potential project-impacts (Table 2), and mitigation if required. In addition, Vincent Scheidt, Certified Biological Consultant, and Julia Groebner, Associate Biologist conducted a series of protocol Quino Checkerspot Butterfly presence/absence surveys in March and April of 2008 (Attachment B).

Habitats/Vegetation Communities

The Sajady Subdivision project site supports mostly native sage scrub, although a road runs along the property's western border. The onsite and offsite habitat-types (Figure 2) include the following:

Diegan Coastal Sage Scrub (Holland Code 32500) – 7.64 acres
The majority of the property supports Diegan Coastal Sage Scrub (CSS). This habitat-type is also found offsite to the east and west, with a small strip present offsite to the north. Indicators observed include Laurel Sumac (*Malosma laurina*), California Sagebrush (*Artemisia californica*), Flat-top Buckwheat (*Eriogonum fasciculatum*), San Diego County Viguiera (*Viguiera laciniata*), and other soft-woody shrubs. At the time of the site visit, portions of the onsite CSS had been cleared in association with septic testing. These areas were regrowing with Deerweed (*Lotus scoparius*) and weedy species such as Tocalote (*Centaurea melitensis*). They are mapped as part of the surrounding CSS for analysis purposes in this report. CSS is a Tier II habitat in San Diego County as defined by the BMO. The biological value of this resource is moderate due to adjoining development and related edge effects.

Urban/Developed (Holland Code 12000) – 0.35 acre
Jamul Vistas Drive, a paved private road, runs along the western edge of the site. Jamul Vistas Drive qualifies as Urban/Developed habitat. This habitat-type is also found offsite to the north and south in the form of single family homes. Urban/Developed Habitat is a Tier IV habitat in San Diego County as defined by the BMO. The areas mapped as Urban/Developed Habitat have no biological value.

Flora and Fauna

Twenty-five species of vascular plants, sixteen species of vertebrate animals, and fifteen species of butterflies were detected during the field surveys of the subject property. These are listed in Table 1. This list represents a characteristic flora and fauna associated with this part of San Diego County in sage scrub habitat.

Special Status Species

One sensitive plant species and two sensitive animal species were detected onsite during the field survey of the property. These are San Diego County Viguiera, Cooper's Hawk, and Orange-throated Whiptail, respectively:

San Diego County Viguiera
Viguiera laciniata
Listing: CNPS List 4: R-E-D Code 1-2-1
County status: San Diego County Sensitive Plant List, Group D (DPLU, 2006)
Federal/State status: none
Distribution: This distinctive species occurs from about Mission Valley in central San Diego County south to adjacent areas in northern Baja California along the coast and in foothill areas. Reported localities in San Diego County include Mission Valley, La Mesa, El Cajon, Portrero, Dehesa, Otay, and Tecate. Many populations are threatened by development, although it remains common where it occurs. Also found in Orange County.
Habitat: Occurs in coastal sage scrub, maritime scrub, and xeric chaparral, occasionally as a co-dominant
Status on Site: San Diego County Viguiera is co-dominant in portions of the CSS onsite. At least several hundred specimens occur on the property.

Cooper's Hawk
Accipiter cooperii
Listing: "Species of Local Concern" (Tate, 1986)
County status: San Diego County Sensitive Animals List, Group 1 (DPLU, 2006)
State status: "Watch List" (CDFG, 2008)
Federal status: none
Distribution: Occurs throughout most of North America, from northern Mexico to southern Canada
Habitat(s): Inhabits a variety of woodlands, including oak woodlands, riparian and coniferous forests
Status on Site: Single specimen observed flying over the property. Likely a resident breeding species in the vicinity, although nesting was not observed during the field surveys, and little to no nesting habitat is present on or adjacent to the site.
Comments: Cooper's Hawk is tolerant of human presence and population numbers are considered stable in San Diego County.

Orange-throated Whiptail
Cnemidophorus hyperythrus beldingi
Listing: County status: San Diego County Sensitive Animals List, Group 2 (DPLU, 2006)
State status: "California Species of Special Concern" (CDFG, 2003)
Federal status: Former Federal Endangered Species Candidate, C2 (USFWS, 1996)
Distribution: Restricted to extreme southwestern California, where it ranges from Orange and Riverside Counties south into northern Baja California.
Habitat(s): Inhabits coastal sage scrub, chaparral and areas of open brush with loose soils. May also be found in open, dry riparian areas. Occurs from sea level to about 1,800 feet MSL, occasionally higher on hot, south-facing slopes. Occurs in a variety of habitats: DCSS, open chaparral, and xeric riparian habitats. Primary requirements include the presence of termites, open areas for foraging and thermoregulation, and friable soils.
Status on Site: Approximately fifteen adult specimens were observed onsite in association with CSS habitat. Well distributed in open areas.
Comments: Relatively abundant where it still remains, although major portions of former range have been lost to urbanization and agricultural land conversions.

In addition to the above species, various wide-ranging or cryptic animal species might be anticipated to occur on the subject site. However, no critical populations or highly sensitive species would be anticipated given the nature and configuration of the onsite habitats. Sensitive species known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3.

The entire Sajady Subdivision project site supports potential migratory bird and raptor foraging habitat. In addition, some of the larger shrubs on the property represent potential migratory bird and raptor nesting habitat. Large mammals anticipated to use the site, at least on an occasional basis, could include Coyote (*Canis latrans*), Gray Fox *(Urocyon cinereoargenteus)*, and smaller species such as Striped Skunk *(Mephitis mephitis)* and Raccoon *(Procyon lotor)*. However, none of these species would be dependent solely on the resources supported by this property.

Quino Checkerspot Protocol Surveys

Quino Checkerspot Butterfly *(Euphydryas editha quino)* is a Federally-listed Endangered Species that occurs in certain open habitats, including coastal sage scrub, open chaparral, and lightly disturbed areas. A habitat assessment pursuant to the Y2002 FWS protocol for this species indicates that this property supports habitat that may be suitable for this species, and that the property cannot be "excluded" from the requirement for flight season surveys. Quinos have been observed in the Jamul area in the past. Therefore, a series of protocol Quino Checkerspot Butterfly presence/absence surveys was completed on the Sajady Subdivision project site in March and April of 2008 (Attachment B).

All field surveys were conducted by Vincent Scheidt, Certified Biological Consultant, and Julia Groebner, Associate Biologist, under Federal 10 (a)(1)(a) Recovery Permit TE788133. Field surveys were completed by slowly walking random transects through all areas of potential habitat on the project site. Specimens were visually searched for at all times and identified with the aid of binoculars. Weather conditions were conducive to Quino Checkerspot Butterfly field surveying on each of the selected dates Particular attention was paid to areas that had the highest probability of supporting Quino. All other butterfly species detected were noted and have been incorporated into Table 1 of this report.

Quino Checkerspot Butterfly was not detected on or adjoining the Sajady Subdivision project site during any of the protocol field surveys. The property is thus considered “unoccupied” by this federally-listed Endangered Species.

California Gnatcatcher Habitat Evaluation

California Gnatcatcher *(Polioptila californica)*, a federally-listed "Threatened" Species, is known from habitat superficially similar to that found on this site. Gnatcatchers occur in coastal and interior areas of coastal sage and related scrub habitats typically dominated by California Sagebrush *(Artemisia californica)*, Flat-top Buckwheat, Laurel Sumac, and other soft-woody shrubs. Although protocol California Gnatcatcher presence/absence surveys have not been conducted onsite, a series of five field visits spaced at one-week intervals was completed on the property in March and April of 2008 as part of the protocol Quino Checkerspot Butterfly presence/absence survey discussed above. Gnatcatchers were not detected onsite at any point during these surveys, and it is highly unlikely that this particular species would have been missed, had it actually been present. Furthermore, there are no locality records for this species from the property’s immediate vicinity. Therefore, it is considered unlikely that the Sajady Subdivision project site is occupied by California Gnatcatcher, and a protocol survey is not considered necessary.

Jurisdictional Wetlands and Waterways

Jurisdictional wetlands or waterways are not present on the project site. Although several minor dry swales cross the property, none of these support any evidence of hydrophytes, hydric soils, or wetlands hydrology (areas of inundation).

The County's 2007 RPO defines "Wetlands" as follows:

(1) Lands having one or more of the following attributes are "wetlands":
- *(aa) At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);*
- *(bb) The substratum is predominantly undrained hydric soil; or*
- *(cc) An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.*

(2) Notwithstanding paragraph (1) above, the following shall not be considered "Wetlands":
- *(aa) Lands which have attribute(s) specified in paragraph (1) solely due to man-made structures (e.g., culverts, ditches, road crossings, or agricultural ponds), provided that the Director of Planning and Land Use determines that they:*
  - *(i) Have negligible biological function or value as wetlands;*
  - *(ii) Are small and geographically isolated from other wetland systems;*
  - *(iii) Are not Vernal Pools; and,*
  - *(iv) Do not have substantial or locally important populations of wetland dependent sensitive species.*
- *(bb) Lands that have been degraded by past legal land disturbance activities, to the point that they meet the following criteria as determined by the Director of Planning and Land Use:*
  - *(i) Have negligible biological function or value as wetlands even if restored to the extent feasible; and,*
  - *(ii) Do not have substantial or locally important populations of wetland dependent sensitive species.*

None of the onsite swales qualify as RPO wetlands because they do not meet any of the RPO wetland criteria: these swales do not support a predominance of hydrophytes, their substratum does not consist predominantly of undrained hydric soil, and they do not support an ephemeral or perennial stream whose substratum is predominantly non-soil. All of the onsite swales support pre-dominantly upland vegetation (CSS) and qualify as dry upland swales as defined by the County.

Other Unique Features/Resources

The Sajady Subdivision project site does not support any unique land features or other uniquely significant biological resource. Local wildlife corridors (linkages) facilitate wildlife movement from nesting or sheltering areas to nearby sources of food, water, or similar daily necessities. Regional wildlife corridors (linkages) provide movement areas between large habitat blocks, facilitating animal migration on a larger scale. The site is located at the northeastern corner of a local developed area, with very little native habitat adjoining the site to the north, south or west. Therefore, the property does not provide connectivity between areas of native habitat and is not part of a regional and/or local wildlife corridor.

The McGinty Mountain Ecological Reserve, which supports mafic vegetation and numerous sensitive species, is located in proximity to the property. The habitat on McGinty Mountain has been preserved and is being managed by the California Department of Fish and Game (CDFG). The Sajady Subdivision project

site is located on the lower flanks of McGinty Mountain, in an area that does not support the same soil types, vegetation types, or very rare special status species as are found in the Reserve.

Significance of Project Impacts and Proposed Mitigation

The Sajady Subdivision project is subject to review under the California Environmental Quality Act (CEQA) and the County's Biological Mitigation Ordinance (BMO). This means that the County requires that project-related impacts to native habitat and species be "less than significant", as defined by CEQA, and consistent with the requirements of the BMO. This requires the adoption of specific mitigation measures intended to reduce "significant" impacts to a level that is "less than significant". Project-related impacts, as we have identified them, are presented in Table 2.

Direct and Indirect Impacts

Implementation of the Sajady Subdivision project could result in the following direct and indirect impacts pursuant to CEQA and the County's BMO (Table 2):

1. A loss of up to 7.64 acres of CSS. Impacts to CSS are considered significant and require mitigation.

2. Impacts San Diego County Viguiera, Cooper's Hawk, Orange-throated Whiptail, and any other resident sensitive species, in the aggregate, are considered significant and require mitigation.

3. Potential displacement impacts to nesting raptors or migratory songbirds are considered "significant", as defined by CEQA. The federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code (CFGC) protect the nests of essentially all native birds. Nesting in some of the trees or larger shrubs on or adjacent to the site is possible. Any disturbance, either direct or indirect, that would cause abandonment of active nests containing eggs or young would be a violation of the MBTA and/or the CFGC.

Cumulative Impacts

Section 15064 of the State CEQA Guidelines governs the determination of significant environmental impacts caused by a project. The evaluation of a project's cumulative impacts is discussed in Section 15064(h) of the CEQA Guidelines. Cumulative impacts must be discussed when project impacts, although individually limited, are cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource (CEQA Guidelines §15064(h)(1)).

A lead agency may determine in an initial study that "a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable" (CEQA Guidelines §15064(h)(2)). The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable (CEQA Guidelines §15064 (h)(4)).

The following statements are addressed in order to assess potential cumulatively considerable impacts associated with the Sajady Subdivision project:

1. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal species?*

Response: The Sajady Subdivision project could impact up to 7.64 acres of CSS vegetation. Although depleted, this habitat-type remains relatively well-distributed in San Diego County. Therefore, the relatively minor impacts to CSS (from a regional perspective) are not cumulatively considerable when viewed in connection with the substantial acreages of scrub vegetation persisting in San Diego County. Furthermore, all impacts to CSS will be fully mitigated for, reducing them to a level below significance.

Two special status species were observed on the Sajady Subdivision project site: San Diego County Viguiera, Cooper's Hawk, and Orange-throated Whiptail. These species are relatively well distributed in San Diego County. Therefore, the minor impacts to these species associated with the Sajady Subdivision project are not cumulatively considerable when viewed in connection with their anticipated population numbers in San Diego County. Furthermore, impacts to these species will be fully mitigated for via the adoption of "habitat-based" mitigation, reducing them to a level below significance.

A number of additional sensitive species are known to occur in the general vicinity of this property and some of these could utilize the site, such as various species of rare bats, various species of raptors, rare reptiles, etc. However, it is unlikely that any locally or regionally-significant populations of special status species would be found onsite. In any case, all potential cumulative project impacts to sensitive species will be mitigated to a level that is below significance through the purchase of equivalent or better-quality habitat presumably supporting the same special status species that occur onsite.

2. *Does the project have impacts that are individually limited, but cumulatively considerable?*

Response: Because all project impacts will be mitigated to a level that is below significance, the Sajady Subdivision project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

Proposed Mitigation

In order to reduce project impacts (see Table 2) to "less than significant" and to provide full compliance with the requirements of the MSCP and the BMO, the following mitigation measures are recommended:

1. Impacts to CSS vegetation require mitigation at a 1.5-to-1 ratio based on the requirements of the BMO. That is, for every acre-unit of CSS impacted, one and a half acre-units of equal or higher value CSS must be conserved offsite in a County-approved location. This 1.5:1 mitigation ratio assumes that both impacts and mitigation are occurring within the BRCA. The project will impact 7.64 acres of CSS; therefore, 11.46 acres of CSS must be conserved offsite in a County-approved location.

2. No specific mitigation for impacts to sensitive species (San Diego County Viguiera, Cooper's Hawk, Orange-throated Whiptail, possible others) is recommended. As promoted by California's Natural Community Conservation Program Act (NCCPA), the loss of sensitive species will presumably be compensated for by the conservation of offsite habitat lands that theoretically support such species (habitat-based mitigation).

3. Site brushing, grading, and/or the removal of native vegetation within 300 feet of any potential migratory songbird nesting location should not take place during the spring/summer songbird breeding season, defined as from 1 January to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevents the "take" of eggs, nests, feathers, or other parts of most native bird species, and the Endangered Species Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors.

   Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Land Use and the Wildlife Agencies for concurrence with the conclusions and recommendations.

No other biological mitigation associated with the Sajady Subdivision project is recommended at this time.

MSCP and BMO Compliance

The project fully complies with the MSCP and the BMO by providing complete mitigation for all project impacts at the ratios required by ordinance. It provides further compliance by restricting site development activities to those periods that will minimize the chances for incidental "take" of native avifauna, including migratory songbirds and raptors. Because the project adjoins development, with very little native habitat to the north, south or west, the property does not provide connectivity between areas of native habitat and is not part of a regional and/or local wildlife corridor. Thus, corridor function is not impacted by the project as proposed.

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Preparer and Persons/Organizations Contacted

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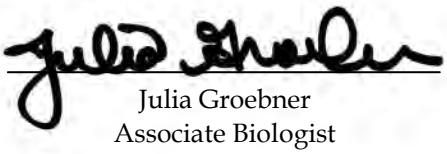

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Attachments

Figure 1. Regional Location
Figure 2. Biological Resources Map
Figure 3. Aerial Photo
Table 1. Flora and Fauna Detected
Table 2. Impact/Mitigation Analysis
Table 3. Sensitive Species Known from the Vicinity
Attachment A. CNDDB forms
Attachment B. 45-day Report for Quino Checkerspot Butterfly

Figure 1. Regional Location – The Sajady Subdivision Project
Portion of U.S.G.S "Dulzura, California" 7.5′ Quadrangle

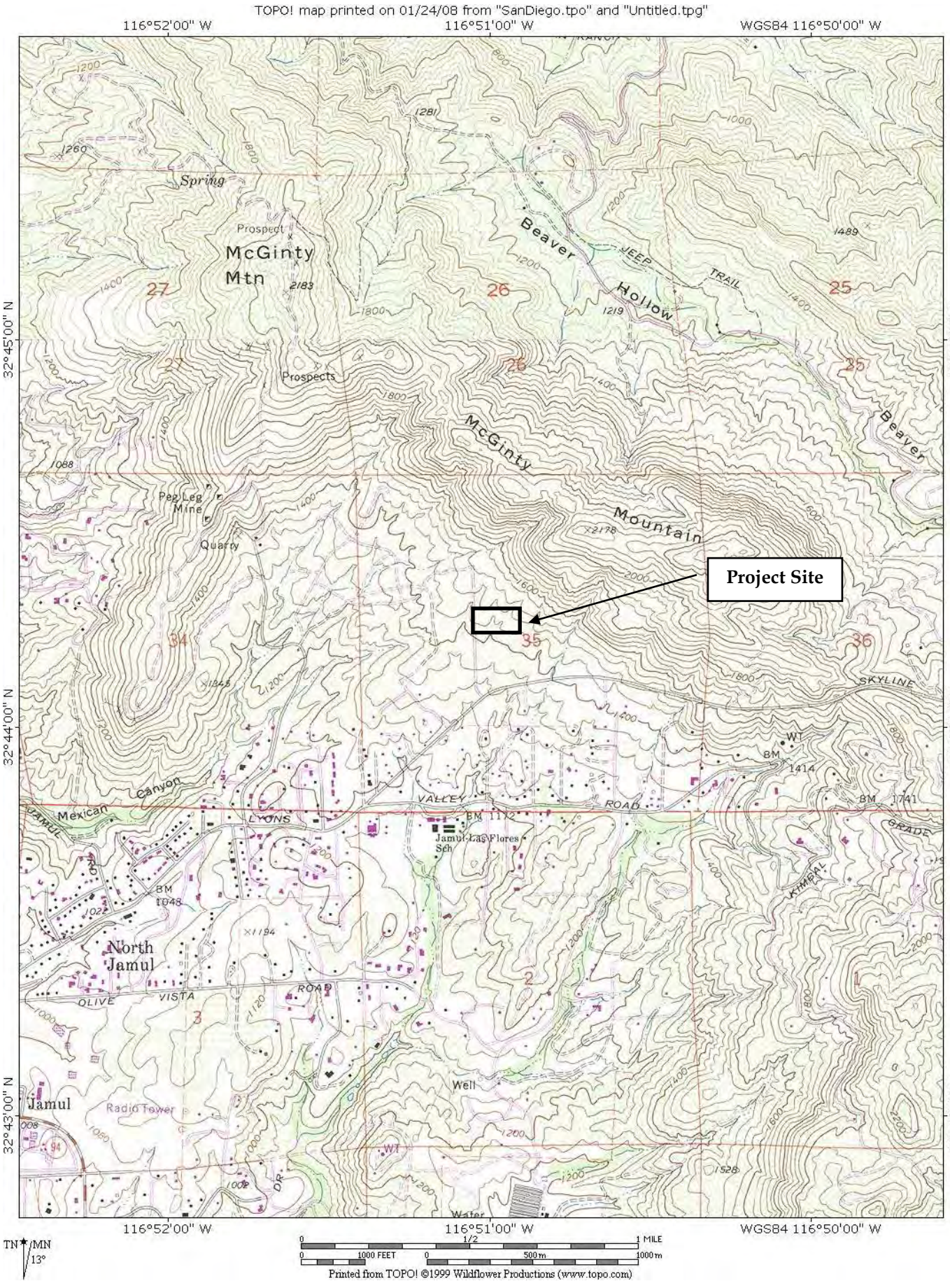

Figure 2. Biological Resources Map – The Sajady Subdivision Project

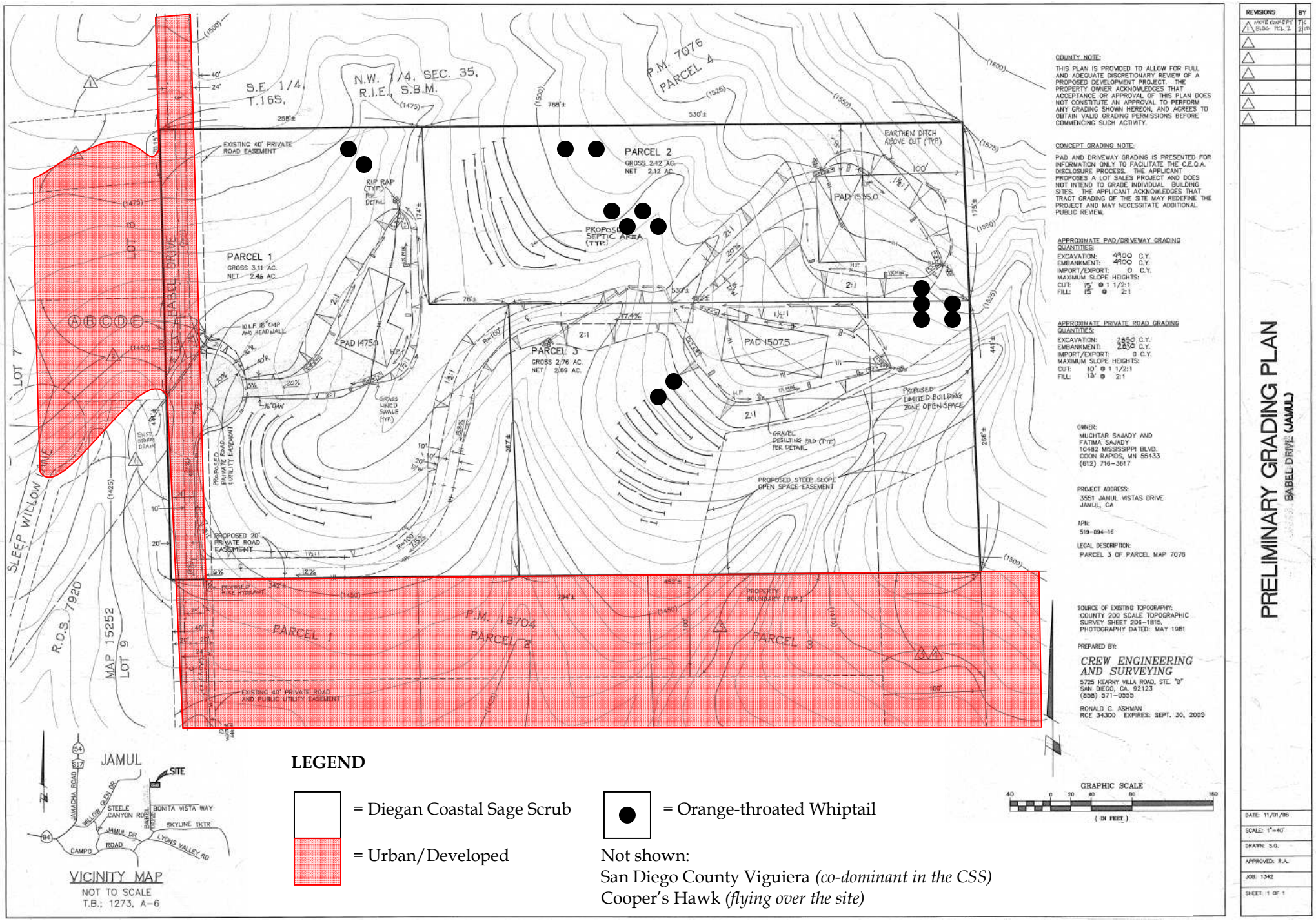

Figure 3. Aerial Photograph – The Sajady Subdivision Project

Table 1. Flora and Fauna Detected – The Sajady Subdivision Project

Scientific Name	Common Name
Plants	
Artemisia californica	California Sagebrush
Baccharis sarothroides	Broom Baccharis
Brassica geniculata *	Perennial Mustard
Brickellia californica	California Brickellbush
Centaurea melitensis *	Tocalote
Centaurium venustum	Canchalagua
Chamaesyce maculata *	Spotted Spurge
Chorizanthe fimbriata	Fimbriate Spineflower
Cuscuta ceanothi	Chaparral Dodder
Eriogonum fasciculatum	Flat-top Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Gnaphalium californicum	California Cudweed
Gutierrezia californica	California Matchweed
Lotus scoparius	Deerweed
Malosma laurina	Laurel Sumac
Marah macrocarpus	Man Root
Melica frutescens	Tall Melic
Muhlenbergia microsperma	Small-seed Muhly
Navarretia hamata	Skunkweed
Salvia mellifera	Black Sage
Sonchus oleraceus *	Sow Thistle
Stephanomeria virgata	Stephanomeria
Viguiera laciniata	**San Diego County Viguiera**
Washingtonia robusta *	Mexican Fan Palm
Yucca whipplei	Our Lord's Candle
Birds	
Accipiter cooperii	**Cooper's Hawk**
Aphelocoma coerulescens	Scrub Jay
Buteo jamaicensis	Red-tailed Hawk
Callipepla californica	California Quail
Carduelis psaltria	Lesser Goldfinch
Carpodacus mexicanus	Housefinch
Hirundo pyrrhonota	Cliff Swallow
Mimus polyglottos	Mockingbird
Pipilo crissalis	California Towhee
Psaltriparus minimus	Bushtit
Thryomanes bewickii	Bewick's Wren
Zenaida macroura	Mourning Dove
Mammals	
Neotoma sp.	Woodrat
Sylvilagus audubonii	Desert Cottontail
Thomomys bottae	Valley Pocket Gophers
Reptiles	
Cnemidophorus hyperythrus beldingi	**Orange-throated Whiptail**
Butterflies	
Anthocharis sara	Sara Orangetip
Apodemia mormo virgulti	Behr's Metalmark

Table 1. Flora and Fauna Detected – The Sajady Subdivision Project

Scientific Name	Common Name
Butterflies (cont)	
Callophrys dumetorum	Bramble Hairstreak
Callophrys perplexa	Perplexing Hairstreak
Erynnis funeralis	Funereal Duskywing
Everes amyntula	Western Tailed Blue
Glaucopsyche lygdamus	Southern Blue
Hemiargus ceraunus gyas	Edward's Blue
Leptotes marina	Marine Blue
Pontia protodice	Common White
Vanessa virginiensis	Virginia Lady
Vanessa cardui	Painted Lady
Vanessa annabella	West Coast Lady
Vanessa atalanta	Red Admiral
Vanessa sp.	Lady

***** - non-native taxon
bold – sensitive taxon

Table 2. Habitat Impact/Mitigation Analysis – The Sajady Subdivision Project

Biological Resource	Total Onsite Acres (Pre-development)	Acres Impacted (Post-development)	Offsite Mitigation Acreage Required [1]
Coastal Sage Scrub	7.64	7.64	11.46 (7.64 @ 1.5:1)
Urban/Developed Habitat	0.35	n/a	none
Totals	**7.99**	**7.64**	**11.46 acre-credits**

[1] - *Assuming that mitigation occurs offsite in a County-approved location*

Table 3. Sensitive Species Known from the Vicinity – The Sajady Subdivision Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	**Probability of Occurrence**	**Factual Basis For Determination**
Taxidea taxus	American badger						X	X	X		X	X	X		X		X	X			X			**L**	**1a**
Bufo microscaphus californicus	Arroyo toad						X	X	X	X	X	X									X			**L**	**1a**
Amphispiza belli belli	Bell's sage sparrow						X	X				X												**H**	**3a**
Nyctinomops macrotis	Big free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	**M**	**2a**
Elanus caeruleus	Black-shouldered kite								X	X														**M**	**2a**
Calandrinia breweri	Brewer's calandrinia						X					X												**M**	**3a**
Macrotus californicus	California leaf-nosed bat						X	X		X							X	X						**M**	**2a**
Rana aurora draytoni	California red-legged frog		X							X						X					X		X	**L**	**1a**
Clarkia delicata	Campo Clarkia										x													**L**	**1a**
Nolina interrata	Dehesa beargrass			X	X			X				X												**L**	**1a**
Salvadora hexalepis virgultea	Coast patch-nosed snake						X	X				X			X									**M**	**2a**
Charina trivirgata roseofusca	Coastal rosy boa						X	X			X	X												**M**	**2a**
Cnemidophorus tigris multiscutatus	Coastal western whiptail							X		X	X	X												**M**	**2a**
Accipiter cooperii	Cooper's hawk								X	X	X													**O**	**--**
Piperia cooperi	Cooper's rein orchid						X	X	X			X												**L**	**1a**
Astragalus deanei	Dean's milkvetch						X		X	X		X												**L**	**1a**
Chaetodipus californicus femoralis	Dulzura CA pocket mouse						X	X	X		X	X	X											**M**	**2a**
Quercus engelmannii	Engelmann oak									X	X													**L**	**1a**
Monardella hypoleuca lanata	Felt leaved rock mint							X				X												**L**	**1a**
Polygala cornuta fishiae	Fish's milkwort							X				X												**L**	**1a**
Myotis thysanodes	Fringed myotis							X		X	X	X	X	X	X						X			**M**	**2a**
Senecio ganderi	Gander's butterweed					X		X				X												**L**	**1a**
Aquila chrysaetos	Golden eagle						X	X	X		X	X	X	X	X									**M**	**2a**

Table 3. Sensitive Species Known from the Vicinity – The Sajady Subdivision Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	**Probability of Occurrence**	**Factual Basis For Determination**
Pentachaeta aurea	Golden-rayed pentachaeta						X	X				X								X				**L**	**1a**
Ammodramus savannarum	Grasshopper sparrow								X															**L**	**1a**
Eumops perotis californicus	Greater western mastiff bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	**M**	**2a**
Lycaena hermes	Hermes copper						X	X				X												**L**	**1a**
Eremophila alpestris actis	Horned lark								X												X			**M**	**2a**
Lanius ludovicianus	Loggerhead shrike						X		X	X	X						X	X						**M**	**2a**
Myotis evotis	Long eared myotis							X		X	X	X	X	X	X						X			**M**	**2a**
Myotis volans	Long legged myotis							X		X	X	X	X	X	X						X			**M**	**2a**
Perognathus l. brevisasus	LA little pocket mouse						X	X	X			X	X									X		**L**	**1a**
Danaus plexippus	Monarch butterfly								X		X										X			**M**	**2a**
Felis concolor	Mountain lion						X	X		X	X	X	X	X	X		X	X			X			**M**	**2a**
Salvia munzii	Munz sage						X																	**L**	**1b**
Piperia leptopetala	Narrow-petaled rein orchid						X	X	X															**L**	**1a**
Crotalus ruber ruber	N. red diamond rattlesnake						X	X				X			X		X							**M**	**2a**
Circus cyaneus hudsonius	Northern harrier						X		X							X			X					**L**	**1a**
Chaetodipus fallax fallax	Northwestern San Diego pocket mouse						X	X	X			X					X	X						**L**	**1a**
Cnemidophorus hyperythrus	Orange-throated whiptail						X	X	X	X		X												**O**	**-**
Brodiaea orcuttii	Orcutt's brodiaea								X	X	X	X								X				**L**	**1a**
Pogogyne nudiuscula	Otay mesa mint	X		X			X		X											X				**L**	**1a**
Antrozous pallidus	Pallid bat						X	X	X	X	X	X	X	X	X		X	X			X			**M**	**2a**
Ericameria palmeri palmeri	Palmer's goldenbush						X			X														**L**	**1b**
Harpagonella palmeri	Palmer's grappling hook						X		X			X												**L**	**1a**
Artemisia palmeri	Palmer's sage						X			X														**L**	**1a**
Tetracoccus dioicus	Parry's tetracoccus							X				X												**L**	**1b**
Chorizanthe leptotheca	Peninsular spine flower							X				X												**L**	**1a**
Nyctinomops femorosaccus	Pocketed free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	**M**	**2a**

Table 3. Sensitive Species Known from the Vicinity – The Sajady Subdivision Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	**Probability of Occurrence**	**Factual Basis For Determination**
Chorizanthe procumbens	Prostrate spineflower						X	X				X												**M**	**3a**
Horkelia truncata	Ramona horkelia							X																**L**	**2b**
Buteo lineatus	Red-shouldered hawk									X	X													**M**	**2a**
Bassariscus astutus	Ringtail							X				X												**L**	**1c**
Aimophila ruficeps canescens	Rufous-crowned sparrow						X					X												**M**	**2a**
Acanthomintha ilicifolia	San Diego thornmint		X	X			X		X			X								X				**L**	**1a**
Muilla clevelandii	San Diego goldenstar						X		X			X								X				**L**	**1a**
Viguiera laciniata	San Diego sunflower						X																	**O**	**--**
Coleonyx variegatus abbotti	San Diego banded gecko						X		X			X												**M**	**2a**
Lepus californicus bennettii	SD black-tailed jackrabbit						X	X	X		X	X	X	X										**M**	**2a**
Neotoma lepida intermedia	San Diego desert woodrat						X			X	X	X												**M**	**2a**
Phrynosoma coronatum blainvillei	San Diego horned lizard						X	X	X	X		X	X											**H**	**3a**
Diadophis punctatus similis	San Diego ringneck snake						X	X		X	X	X	X	X										**L**	**1a**
Accipiter striatus	Sharp-shinned hawk						X				X		X											**M**	**2a**
Anniella pulchra pulchra	Silvery legless lizard						X		X	X												X		**M**	**2a**
Caulanthus stenocarpus	Slender pod jewellflower					X	X	X				X												**M**	**3a**
Myotis ciliolabrum	Small-footed myotis							X		X	X	X	X	X	X			X			X			**M**	**2a**
Polioptila californica	California gnatcatcher		X				X																	**M**	**2a**
Onychomys torridus ramona	Southern grasshopper mouse						X	X	X			X												**L**	**1a**
Chamaebatia australis	Southern mountain misery							X				X												**L**	**2a**
Odocoileus hemionus	Southern mule deer						X	X	X	X	X	X	X	X	X		X	X			X			**L**	**2a**
Euphydryas editha quino	Quino Checkerspot butterfly	X					X	X	X		X	X												**M**	**2a**
Corynorhinus townsendii	Townsend's big-eared bat							X	X	X	X	X	X	X	X		X	X			X			**M**	**2a**
Agelaius tricolor	Tricolored blackbird								X	X						X								**L**	**1a**
Cathartes aura	Turkey vulture						X	X	X	X	X	X	X	X										**M**	**2a**

Table 3. Sensitive Species Known from the Vicinity – The Sajady Subdivision Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Probability of Occurrence	Factual Basis For Determination
Dudleya variegata	Variegated dudleya						X													X				**L**	**1a**
Dichondra occidentalis	Western dichondra						X	X				X												**L**	**1a**
Sialia mexicana	Western bluebird									X	X													**M**	**2a**
Lasiurus blossevillii	Western red bat									X	X		X	X							X			**M**	**2a**
Scaphiopus hammondii	Western spadefoot toad						X	X	X	X	X	X				X				X				**M**	**2a**
Monardella linoides viminea	Willowy monardella	X		X			X			X														**L**	**1a**
Icteria virens	Yellow-breasted chat									X														**L**	**1a**
Myotis yumanensis	Yuma myotis						X	X	X	X	X	X	X	X	X	X			X	X	X		X	**M**	**2a**

Probability of Occurrence Codes:
L – Low Probability; rare species in area; **M** – Moderate Probability; **H** – High Probability; **O** – Observed; see text for discussion.

Factual Basis for Determination:
1a - no significant habitat (animal or plant)
1b - distinctive perennial that would not have been missed if present onsite (plant)
1c – obvious species that would have been seen or otherwise detected if present (animal)
2a - might occur onsite, at least an occasional basis, based on habitat quality (animal)
2b - could occur onsite, but very rare, and/or poorly known (plant)
3a - nearly certain to occur onsite on a regular basis, but cryptic, seasonal, or otherwise difficult to detect (animal)
3b - ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)

Attachment A
CNDDB forms as submitted to the CDFG

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDB@dfg.ca.gov

Date of Field Work (mm/dd/yyyy): 06/23/2007

For Office Use Only
Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Viguiera laciniata*

Common Name: San Diego County Viguiera

Species Found? ☑ Yes ☐ No _____ If not, why?

Total No. Individuals 300 Subsequent Visit? ☐ yes ☑ no

Is this an existing NDDB occurrence? _____ Yes, Occ. # ☐ no ☑ unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego, CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information

Phenology: 25 % vegetative 50 % flowering 25 % fruiting

Animal Information

_____ # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

The property (APN 519-094-16) is located at 3551 Jamul Vistas Drive (aka Babel Drive) in the Jamul area of unincorporated San Diego County. See attached map.

County: San Diego Landowner / Mgr.: Private

Quad Name: Dulzura, California Elevation: _____

T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ Source of Coordinates (GPS, topo. map & type): _____

T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ *OR* Geographic (Latitude & Longitude) ☐

Coordinates:

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

The majority of the property supports Coastal Sage Scrub (CSS). San Diego County Viguiera is a co-dominant in the CSS onsite. Other indicators observed include Laurel Sumac (Malosma laurina), California Sagebrush (Artemisia californica), Flat-top Buckwheat (Eriogonum fasciculatum), and other soft-woody shrubs.

Other rare taxa seen at THIS site on THIS date: Cnemidophorus hyperythrus beldingi
(separate form preferred)

Site Information

Overall site/occurrence quality/viability (site + population): ☐ Excellent ☑ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use: Site is currently undeveloped. Single family homes to the north and south. Open lands to the east and west.

Visible disturbances: Portions of the site have been cleared for septic testing.

Threats: Site to be developed.

Comments:

Determination: (check one or more, and fill in blanks)

☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	☐	☐	☐
Habitat	☐	☐	☐
Diagnostic feature	☐	☐	☐

May we obtain duplicates at our expense? yes ☐ no ☐

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDB@dfg.ca.gov

Date of Field Work (mm/dd/yyyy): 06/23/2007

For Office Use Only
Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Cnemidophorus hyperythrus beldingi*

Common Name: Orange-throated Whiptail

Species Found? ☑ Yes ☐ No _____ If not, why?

Total No. Individuals 15 Subsequent Visit? ☐ yes ☑ no

Is this an existing NDDB occurrence? _____ Yes, Occ. # ☐ no ☑ unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego, CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

15 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

☑ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☐ other

***Location Description* (please attach map AND/OR fill out your choice of coordinates, below)**

The property (APN 519-094-16) is located at 3551 Jamul Vistas Drive (aka Babel Drive) in the Jamul area of unincorporated San Diego County. See attached map.

County: San Diego Landowner / Mgr.: Private

Quad Name: Dulzura, California Elevation: _____

T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ Source of Coordinates (GPS, topo. map & type): _____

T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ *OR* Geographic (Latitude & Longitude) ☐

Coordinates:

Habitat Description *(plant communities, dominants, associates, substrates/soils, aspects/slope):*

The majority of the property supports Coastal Sage Scrub (CSS). Indicators observed include Laurel Sumac (Malosma laurina), California Sagebrush (Artemisia californica), Flat-top Buckwheat (Eriogonum fasciculatum), San Diego County Viguiera (Viguiera laciniata), and other soft-woody shrubs.

Other rare taxa seen at THIS site on THIS date: Viguiera laciniata
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☑ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use: Site is currently undeveloped. Single family homes to the north and south. Open lands to the east and west.

Visible disturbances: Portions of the site have been cleared for septic testing.

Threats: Site to be developed.

Comments:

Determination: *(check one or more, and fill in blanks)*

☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: *(check one or more)*

	Slide	Print	Digital
Plant / animal	☐	☐	☐
Habitat	☐	☐	☐
Diagnostic feature	☐	☐	☐

May we obtain duplicates at our expense? yes ☐ no ☐

Attachment B
45-day Report for Quino Checkerspot Butterfly
as submitted to the USFWS

Sajady Subdivision Project Site, San Diego County, California: 45-Day Survey Results for the Quino Checkerspot Butterfly *(Euphydryas editha quino*)					
Location:	The subject property consists of approximately 7.99-acres (APN 519-094-16) at 3551 Jamul Vistas Drive (aka Babel Drive) in the Jamul area of unincorporated San Diego County (Figure 1). The Sajady Subdivision project consists of the subdivision of the subject property into 3 single family residential lots, with associated grading, septic installation, landscaping, brush management, etc.				
Habitat Description:	The majority of the property supports Diegan Coastal Sage Scrub (CSS). This habitat-type is also found offsite to the east and west, with a small strip present offsite to the north. Indicators observed include Laurel Sumac (*Malosma laurina*), California Sagebrush (*Artemisia californica*), Flat-top Buckwheat (*Eriogonum fasciculatum*), San Diego County Viguiera (*Viguiera laciniata*), and other soft-woody shrubs. Portions of the onsite CSS were cleared in association with septic testing. These areas are currently regrowing with Deerweed (*Lotus scoparius*), other CSS species, and weedy species such as Tocalote (*Centaurea melitensis*) and Perennial Mustard (*Brassica geniculata*). Most of the onsite CSS is fairly open. Jamul Vistas Drive, a paved private road, runs along the western edge of the site. Jamul Vistas Drive qualifies as Urban/Developed habitat. This habitat-type is also found offsite to the north and south in the form of single family homes. Quino habitat value onsite is moderate to high.				
Survey Methodologies	During the survey, transects were slowly walked in all appropriate habitats, including all disturbed and open areas.				
Name of personnel	Vince Scheidt (VS) & Julia Groebner (JG), under PRT 788133	VS & JG	VS & JG	VS & JG	VS & JG
Acres surveyed	approx. 8 acres	approx. 8 acres	approx. 8 acres	approx. 8 acres	approx. 8 acres
Date of survey	3/12/2008	3/17/2008	3/28/2000	4/1/2008	4/10/2008
Weather	Clear skies; no wind	Clear skies; no wind	Mostly clear skies; no wind	Overcast to clear skies; light breeze	Clear skies; westerly breeze 2-8
Temperature (Start/Stop)	72/75	60/64	60/62	63/67	68/73
Quino Observed	none	none	none	none	none

Vincent N. Scheidt
TE 788133